

Section: Heritage [7]					
Topic: Archaeological Sites					
Issue: Purpose of Archaeological Site Provisions [7.4]					
Kahotea, Des	745	8	O	Purpose of archaeological site provisions does not recognise archaeological sites being part of Maori heritage.	Amend 7.4 to recognise that archaeological sites are significant to tangata whenua/hapu/iwi.
Sandy Walker Group	490	59	S	Support purpose of archaeological site provisions	Retain Purpose 7.4
Issue: Objective - Significant Archaeological Sites [7.4.1.1]					
Sandy Walker Group	490	60	S	Support Objective.	Support Objective 7.4.1.1
Issue: Protecting Significant Archaeological Sites [7.4.1.1.2]					
Kahotea, Des	745	9	O	Oppose 7.4.1.1.2(b) as NZHPT has been the conduit for destruction of the archaeological heritage of Nga Potiki.	Policy 7.4.1.1.2 should include consultation with tangata whenua/hapu/iwi.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	23	O	Oppose part (b) of policy as it delegates policy to another organisation and creates uncertainty. HPT recommendations should not be deemed policy regardless of merit or reasonableness.	Delete Policy 7.4.1.1.2(b)
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	24	O	Policy relies entirely on the development control process to achieve protection. Conflict with private property owners rights and other methods of control under the RMA (heritage orders)	Refer to other proactive methods available under the RMA that protect both heritage values and land owners rights and interests.
Hawridge Developments Limited	787	25	O	Policy relies entirely on the development control process to achieve protection. Conflict with private property owners rights and other methods of control under the RMA (heritage orders)	Refer to other proactive methods available under the RMA that protect both heritage values and land owners rights and interests.
Hawridge Developments Limited	787	26	O	Oppose part (b) of policy as it delegates policy to another organisation and creates uncertainty. HPT recommendations should not be deemed policy regardless of merit or reasonableness.	Delete Policy 7.4.1.1.2(b)
Sandy Walker Group	490	61	S	Support policy.	Retain Policy 7.4.1.1.2.
Issue: Other Archaeological Sites [7.4.1.2.1]					
Sandy Walker Group	490	62	S	Support policy.	Retain policy 7.4.1.2.1

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Archaeological Sites					
Issue: Appendix 7A.3 - Register of Significant Archaeological Sites [APPEND7A.3]					
New Zealand Historic Places Trust	583	10	SA	Amend register to include additional important archaeological sites.	Amend register to include additional important sites as 'significant archaeological sites' as attached to submission.
New Zealand Historic Places Trust	583	11	SA	Amend register to include additional sites.	Amend register to include additional sites as 'Category B' archaeological sites as attached to submission.
Te Runanga O Ngai Te Ahi	792	11	SA	Support register but it should be amended to include; - Te Motu o Puhi - Te Pahou	Amend register to include: - Te Motu o Puhi - Te Pahou
Ngati Ranginui Iwi	793	12	SA	Amend Register of Archaeological Sites to include additional sites identified and recognised by the Iwi.	Amend Appendix 7A.3 to include archaeological sites identified and attached to submission.
Ngati Hangarau Hapu	819	13	SA	Support Register of Archaeological Sites but amend to include sites recognised by Ngati Hangarau.	Amend Appendix 7A.3 to include sites recognised by Ngati Hangarau.
Kahotea, Des	745	14	O	The register should include all pa sites and 19th century papakainga or kainga.	Amend register to include these areas in particular the following pa sites: - Pukekohatu, Upuhue, Kurukuru, Te Tikitiki o Te Rangihouhiri, Te Tumu, Te Karaka, Te Paroa.
Te Runanga O Ngai Tamarawaho	794	25		Support Register of Archaeological Sites but amend to include sites recognised by Ngai Tamarawaho. Also support NZHPT submission.	Amend Appendix 7A.3 to include sites recognised by Ngai Tamarawaho
Hawridge Developments Limited	787	40	O	Oppose site A13.	Remove site A13 or modify in accordance with Environment Court negotiations.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	50	O	Oppose identification of heritage site A13.	Remove arc site A13 to align with proposed Plan Change 44.
Ford Land Holdings Pty Limited	519	112	O	Oppose extent of site A3 along The Mall.	Delete extent of site A3 in so far as it affects private property.
Issue: Archaeological Site Provisions [ARCHSITEPR]					
Tauranga Moana Tangata Whenua Collective	516	5	S	The identification of archaeological sites in the Plan is supported.	Retain archeological sites.
New Zealand Historic Places Trust	583	9	SA	There should be greater distinction between archaeological sites through out the City.	Change recognition of archaeological sites to "Group A" and "Group B" and recognise other other sites on PIMS and LIMS.
Te Runanga O Ngai Te Ahi	792	9	S	Support archaeological objectives and policies in section 7.4	Retain in full
Ngati Ranginui Iwi	793	10	S	Iwi support the archaeological objectives and policies.	Retain: - Objective 7.4.1.1, Policy 7.4.1.1.1 and 7.4.1.1.2 - Objective 7.4.1.2 and Policy 7.4.1.2.1
Ngati Hangarau Hapu	819	11	S	Iwi support the archaeological objectives and policies.	Retain: - Objective 7.4.1.1, Policy 7.4.1.1.1 and 7.4.1.1.2 - Objective 7.4.1.2 and Policy 7.4.1.2.1
Te Runanga O Ngai Tamarawaho	794	23	S	Iwi support the archaeological objectives and policies.	Retain: - Objective 7.4.1.1, Policy 7.4.1.1.1 and 7.4.1.1.2 - Objective 7.4.1.2 and Policy 7.4.1.2.1
St Michaels Limited	710	32	O	Duplication of HPT processes which is unnecessary given the provisions of the Historic Places Act.	Delete all archaeological objectives, policies and rules.
Property Council of New Zealand (Bay of Plenty Branch)	491	91	O	Oppose all archaeological site provisions based on: - Lack of consultation; - Inadequate s.32; - Duplication of HPT process; - Inaccurate maps; - Rules are not justified.	Delete all archaeological site provisions.

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<b>Section: Heritage [7]</b>					
Topic: Archaeological Sites					
Issue: New Objective, Policy or Rule [NEWOBPORU]					
Te Tumu Kaituna 7B2 Trust	1073	5	S	Insert new objective identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new objective as follows: "7.4.1.3 - Objective - Archaeological Sites in Future Urban Zones Archaeological sites in a Future Urban Zone are identified for appropriate recognition and / or protection at the time of structure planning for re-zoning."
Te Tumu Kaituna 7B2 Trust	1073	6	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.1 - Policy - Identification of Archaeological Sites in Future Urban Zones By identifying archaeological sites in a Future Urban Zone at the time of structure planning for re-zoning through investigation, assessment and verification, having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 7B2 Trust	1073	7	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.2 - Policy - Recognition and / or Protection of Archaeological Sites in Future Urban Zones By providing for the appropriate recognition and / or protection of archaeological sites in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection Historic Heritage."
Te Tumu Kaituna 11B2 Trust	522	75	S	Insert new objective identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new objective as follows: "7.4.1.3 - Objective - Archaeological Sites in Future Urban Zones Archaeological sites in a Future Urban Zone are identified for appropriate recognition and / or protection at the the time of structure planning for re-zoning."
Te Tumu Kaituna 11B2 Trust	522	76	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.1 - Policy - Identification of Archaeological Sites in Future Urban Zones By identifying archaeological sites in a Future Urban Zone at the time of structure planning for re-zoning through investigation, assessment and verification, having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 11B2 Trust	522	77	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.2 - Policy - Recognition and / or Protection of Archaeological Sites in Future Urban Zones By providing for the appropriate recognition and / or protection of archaeological sites in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection Historic Heritage."
Te Tumu Kaituna 14 Trust	521	102	S	Insert new objective identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new objective as follows: "7.4.1.3 - Objective - Archaeological Sites in Future Urban Zones Archaeological sites in a Future Urban Zone are identified for appropriate recognition and / or protection at the the time of structure planning for re-zoning."
Te Tumu Kaituna 14 Trust	521	103	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.1 - Policy - Identification of Archaeological Sites in Future Urban Zones By identifying archaeological sites in a Future Urban Zone at the time of structure planning for re-zoning through investigation, assessment and verification, having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 14 Trust	521	104	S	Archaeological sites should be protected through structure plans associated re-zoning of future urban land.	Insert new policy as follows: "7.4.1.3.2 - Policy - Recognition and / or Protection of Archaeological Sites in Future Urban Zones By providing for the appropriate recognition and / or protection of archaeological sites in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection Historic Heritage."
Te Tumu Landowners Group	520	104	S	Insert new objective identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new objective as follows: "7.4.1.3 - Objective - Archaeological Sites in Future Urban Zones Archaeological sites in a Future Urban Zone are identified for appropriate recognition and / or protection at the the time of structure planning for re-zoning."
Te Tumu Landowners Group	520	105	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.1 - Policy - Identification of Archaeological Sites in Future Urban Zones By identifying archaeological sites in a Future Urban Zone at the time of structure planning for re-zoning through investigation, assessment and verification, having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Landowners Group	520	106	S	Archaeological sites should be protected through structure plans associated re-zoning of future urban land.	Insert new policy as follows: "7.4.1.3.2 - Policy - Recognition and / or Protection of Archaeological Sites in Future Urban Zones By providing for the appropriate recognition and / or protection of archaeological sites in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection Historic Heritage."
Ford Land Holdings Pty Limited	519	107	S	Insert new objective identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new objective as follows: "7.4.1.3 - Objective - Archaeological Sites in Future Urban Zones Archaeological sites in a Future Urban Zone are identified for appropriate recognition and / or protection at the the time of structure planning for re-zoning."
Ford Land Holdings Pty Limited	519	108	S	Insert new policy identifying the need to protect archaeological sites at the time of structure planning for future urban zones.	Insert new policy as follows: "7.4.1.3.1 - Policy - Identification of Archaeological Sites in Future Urban Zones By identifying archaeological sites in a Future Urban Zone at the time of structure planning for re-zoning through investigation, assessment and verification, having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Ford Land Holdings Pty Limited	519	109	S	Archaeological sites should be protected through structure plans associated re-zoning of future urban land.	Insert new policy as follows: "7.4.1.3.2 - Policy - Recognition and / or Protection of Archaeological Sites in Future Urban Zones By providing for the appropriate recognition and / or protection of archaeological sites in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection Historic Heritage."
Topic: Built Heritage					
Issue: Objective - Built Heritage [7.2.1.1]					
Sandy Walker Group	490	51	S	Support objective.	Retain Objective 7.2.1.1

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<b>Section: Heritage [7]</b>					
Topic: Built Heritage					
Issue: Policy - Protecting Built Heritage [7.2.1.1.1]					
The Elms Foundation	659	3	SA	Heritage sites are often managed by volunteers and funded by on site activities (e.g. weddings etc) that fall outside the provisions of the underlying zone. It is appropriate to enable commercial activities to occur on heritage sites as a source of funding which provides for the upkeep and enhancement of those sites. There should be a policy that provides for this.	Insert a new policy as follows: "7.2.1.1.1(a) Policy - Sustaining Built Heritage By enabling commercial use and development of built heritage sites and facilities where that use and development: a) Does not have significant adverse effects on adjacent land or people; and b) Provides for the upkeep, maintenance and development of the heritage feature in a manner that is compatible with the surrounding environment."
New Zealand Historic Places Trust	583	4	SA	Amend policy to provide for recording and documentation of any demolition process.	Amend policy and insert (e) as follows: (e) Any application to partially or totally demolish or relocate any heritage item in Appendix 7A.1 shall be accompanied by a heritage record. The record should include the following: - A photographic record of the interior and exteriors; - Any land title records - Any structural architectural plans. Also include advice note regarding the requirements of the Historic Places Act 1993.
Sandy Walker Group	490	52	S	Support policy.	Support Policy 7.2.1.1.1.
Issue: Policy - Relocation of Category A & B Built Heritage [7.2.1.1.2]					
New Zealand Historic Places Trust	583	5	O	Relocation of buildings has adverse effects on the significance of a place. Buildings should be retained in their original settings.	Amend 7.2.1.1.2(a) as follows: "Relocation should be discouraged except in circumstances where: - The existing site or setting is not of significant heritage value; - Relocation is required to save the building as a last resort; and - Continuity of heritage value cannot otherwise occur.
Issue: Policy - Demolition of Category A & B Built Heritage [7.2.1.1.3]					
New Zealand Historic Places Trust	583	6	SA	Policy should include reference to partial demolition.	Amend policy to include reference to partial demolition.
Issue: Appendix 14J - The Elms Outline Development Plan [APPEND14J]					
Capamagian, Mary W	510	1	O	Oppose the ability for the Elms to incrementally convert the area from a quiet high residential amenity area into a commercial tourist precinct. This will compound existing traffic problems causing a hazard to residents and pedestrians.	Delete Appendix 14J and associated Rules 14.20.1, 14.20.2 and 14.21.2.
The Elms Neighbourhood Group	523	1	O	Enables the Elms to convert the area from a quiet high amenity residential area into a tourist precinct which will exacerbate traffic problems.	Delete Appendix 14J and associated rules 14.20.1, 14.20.2 and 14.21.2.
Capamagian, Mary W	510	2	O	The Elms should not be entitled to special dispensations for non-residential community uses. This is not appropriate when other community activities with similar benefits are Discretionary Activities under Rule 14.22.	Require all new landuse activities on the the Elms site to be discretionary and remove Rule 14.20.1.2, Rule 14.20.2, Rule 14.21.2 and Appendix J.
Tourism Bay Of Plenty	455	6	S	Support the identification of The Elms as a scheduled site. The scheduled site will provide for the protection of the site and also allow the facility to operate as a tourism attraction within the residential zone.	Retain the provisions for The Elms scheduled site.
Issue: Appendix 7A.1 - Register of Built Heritage [APPEND7A.1]					
Brownless, G C	677	2	SA	Support identification of 167 Grange Road as built heritage but this should not incur additional cost or disadvantage property owner.	That owners of built heritage do not incur any additional cost.
New Zealand Historic Places Trust	583	2	O	Register of Built Heritage should include buildings identified in the Central Tauranga Built Heritage Study 2008.	Include the following buildings in the built heritage register: - Former Post Office - Former Public Trust Building / Rydall House; - Former NZI Building; - Former Power Board Building; - The Cargo Shed; - Te Urunga Te Awanui; - Te Matahauraki; - Taiparirua.
Hart, Richard	873	4	SA	Additional heritage buildings should be recognised in the Plan and incentives given to developers to protect them.	Add the following to the list of built heritage: - Railway Bridge - Old school buildings; - Commercial buildings in the CBD; - Buildings from the early Te Papa - Elms subdivisions - Baches at Mt Maunganui - State Housing samples of early weatherboard villas, railway houses and the like.
Tourism Bay Of Plenty	455	5	S	Support the Register of Built Heritage. Heritage buildings are an important part of the history and culture of the region.	Retain the proposed objectives, policies and rules that support the protection of built heritage.
Howell, Elizabeth (Dr)	764	6	O	Oppose omission of Sailsbury Wharf and Fishermans Wharf as heritage sites.	Amend Built Heritage Register to include Sailsbury Wharf and Fishermans Wharf.
City Centre Action Group	698	16	S	Support Register of Built Heritage and associated provisions.	Retain Register of Built Heritage and associated provisions
Sandy Walker Group	490	73	O	Oppose omission of Sailsbury Wharf and Fishermans Wharf as heritage sites.	Amend Built Heritage Register to include Sailsbury Wharf and Fishermans Wharf.
Issue: New Policy [NEWPOLICY]					
New Zealand Historic Places Trust	583	7	S	Introduce new incentives policy to encourage retention of historic buildings for ongoing use.	Adopt new policy for resource consent fee waivers for: - Repair and maintenance or alterations and additions; - Earthquake strengthening; - Works to comply with the Building Act; - Alterations that are appropriate as assessed by a heritage professional.
Issue: Objectives & Policies [OBJPOL]					
The Elms Foundation	659	4	SA	Objectives and policies for built heritage are negative in that they seek to prevent loss of built heritage. This does not encourage development that is sympathetic and reflects the past. A new policy should be added to this affect.	Insert new policy as follows: "7.2.1.1.6 Policy - Heritage Development By encouraging the development of a heritage precinct through: a) The retention of buildings, open space and vegetation with historic associations; and b) Providing for viewshafts and outlooks with historic value; and c) Encouraging development that reflects heritage particularly: i) In the Elms Heritage precinct.
Issue: Purpose [PURPOSE]					
Sandy Walker Group	490	50	S	Support purpose of built heritage provisions.	Retain purpose 7.2.
Issue: Table 7.6A - Activity Status [TABLE7.6A]					
The Elms Foundation	659	1	SA	Demolition and relocation of all buildings as a permitted activity on the Elms site is too uncertain. Wording should be amended to refer to specific buildings.	Amend table 7.6A to read: "Relocation or demolition of Building 15, 16 and 17 identified on the The Elms Scheduled Site."

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<b>Section: Heritage [7]</b>					
Topic: Heritage General					
Issue: Purpose of Heritage Provisions [7.1]					
Kahotea, Des	745	1	S	Support general purpose of heritage provisions.	Retain general purpose of heritage provisions.
Rovan Trust	691	3	O	Oppose section 7.1(b). Separate recognition of 'significant Maori areas' is unnecessary, inappropriate and unsubstantiated.	Delete 7.1(b)
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	4	O	Separate recognition of Significant Maori Areas is unnecessary and inappropriate as the concept lacks definition and specificity. All of NZ could be said to be significant to Maori.	Delete paragraph (b).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	4	O	Separate recognition of significant Maori areas is unnecessary, inappropriate and unsubstantiated.	Delete 7.1(b)
Taniwha Place Landowners Group	886	4	O	Recognition of 'Significant Maori Areas' is unnecessary inappropriate and unsupported by real evidence.	Delete paragraph (b).
Sandy Walker Group	490	47	S	Support purpose of heritage provisions	Retain purpose 7.1
Issue: Objective - Historic Heritage [7.1.1.1]					
Te Tumu Kaituna 7B2 Trust	1073	1	SA	Protection of historic heritage should be determined through research and investigation.	Amend objective as follows: "...identified and protected, where appropriate."
Gravit, P M & J H	1027	11	SA	Support objective but there should be additional guidelines to encourage development of a heritage precinct.	Encourage development of a heritage precinct as part of the City Living Zone.
Sandy Walker Group	490	48	S	Support objective.	Retain Objective 7.1.1.1
Te Tumu Kaituna 11B2 Trust	522	71	SA	Protection of historic heritage should be determined through research and investigation.	Amend objective as follows: "...identified and protected, where appropriate."
Te Tumu Kaituna 14 Trust	521	98	O	Protection of historic heritage should be determined through research and investigation.	Amend objective as follows: "...identified and protected, where appropriate."
Ford Land Holdings Pty Limited	519	103	SA	Protection of historic heritage should be determined through research and investigation.	Amend objective as follows: "...identified and protected, where appropriate."
Issue: Policy - Identification of Historic Heritage [7.1.1.1.1]					
New Zealand Historic Places Trust	583	1	S	Comprehensive assessment criteria are fundamental to identifying and protecting historic heritage.	Adopt policy.
Kahotea, Des	745	2	SA	Add category to 7.1.1.1.1(b).	Insert a subclause (iv) to recognise archaeological sites as significant heritage for tangata whenua/hapu/iwi and the need for protection of the heritage.
Kahotea, Des	745	3	SA	Amend 7.1.1.1.1(a) to include additional assessment criteria.	Amend 7.1.1.1.1(a) to acknowledge the significance of heritage to tangata whenua and its associated value.
Environment Bay Of Plenty	760	22	S	The policy setting out the criteria for the identification of historic heritage is supported.	Retain Policy 7.1.1.1.1.
Te Tumu Landowners Group	520	100	SA	Protection of historic heritage should be determined through research and investigation.	Amend objective as follows: "...identified and protected, where appropriate."
Issue: Policy - Protection of Historic Heritage [7.1.1.1.2]					
New Zealand Historic Places Trust	583	3	SA	Amend for consistency with the intent of the EBOP Regional Policy Statement Appendix G.	Amend policies (c), (d) and (e) as follows: (c) ...the feature, for example the number of sites affected, spatial distribution, landscape context. (d) ...unique or rare features). (e)...of remediation or mitigation. Insert new policy as follows: (i) Opportunities to remedy or mitigate pre-existing or potential adverse effect (for example restoration, enhancement) where avoidance is not practicable.
Sandy Walker Group	490	49	S	Support Policy.	Retain Policy 7.1.1.1.2
Issue: All Heritage Provisions [ALLHERTPRO]					
Fletcher, J & A	508	1	O	The section 32 analysis on most of Chapter 7 is inadequate.	Withdraw chapter 7 in its entirety.
Hart, Richard	873	3	S	Support recognition and protection of historic heritage and sites of cultural significance.	Support recognition and protection of historic heritage and sites of cultural significance.
Ford Land Holdings Pty Limited	519	113	O	Oppose s.32 report as it relates to Te Tumu. Significant Maori Areas have not been investigated, assessed or verified.	Revise s.32 report to justify inclusion of significant sites.
Issue: Appendix 7A - Register of Protected Features [APPEND7A]					
Gerrand, D & G	611	5	S	Support the absence of any registered heritage features on submitter's property.	Support the absence of any registered heritage features on submitter's property.
New Zealand Historic Places Trust	583	18	O	Need to identify all NZHPT registered places for Tauranga within the Appendix 7A.	Amend Appendix 7A to recognise the 5 NZHPT registered places within Tauranga city.
Environment Bay Of Plenty	760	23	S	The register of protected features at Appendix 7A (particularly the register of Built Heritage 7A1 and Significant Maori Areas 7A2) are supported as they give effect to Change 1 to the Regional Policy Statement.	Retain Appendix 7A1 and 7A2.
Issue: General [GENERAL]					
Waitaha Iwi	817	1	SA	Waitaha are in the process of settling Treaty Claims. All heritage plans and policies should have regard to Waitaha Treaty Claims.	All heritage plans and policies should have regard to Waitaha Treaty Claims.
SmartGrowth Implementation Management Group	357	8	S	Support general heritage policy framework as it aligns with the Smartgrowth vision to maintain and enhance the cultural environment and protect and enhance heritage resources.	Retain general heritage provisions that align with SmartGrowth.

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<b>Section: Heritage [7]</b>					
Topic: Heritage General					
Issue: Table 7.6A - Heritage Activity Status [TABLE7.6A]					
Te Tumu Kaituna 7B2 Trust	1073	8	O	Earthworks restrictions should not apply within Significant Maori Areas or Significant Archaeological Sites until they have been assessed and verified.	Amend Table 7.6A to delete earthworks restrictions within Significant Maori Areas and Significant Archaeological Sites.
Te Tumu Kaituna 11B2 Trust	522	78	O	Earthworks restrictions should not apply within Significant Maori Areas or Significant Archaeological Sites until they have been assessed and verified.	Amend Table 7.6A to delete earthworks restrictions within Significant Maori Areas and Significant Archaeological Sites.
Te Tumu Kaituna 14 Trust	521	105	O	Earthworks restrictions should not apply within Significant Maori Areas or Significant Archaeological Sites until they have been assessed and verified.	Amend Table 7.6A to delete earthworks restrictions within Significant Maori Areas and Significant Archaeological Sites.
Te Tumu Landowners Group	520	107	O	Earthworks restrictions should not apply within Significant Maori Areas or Significant Archaeological Sites until they have been assessed and verified.	Amend Table 7.6A to delete earthworks restrictions within Significant Maori Areas and Significant Archaeological Sites.
Ford Land Holdings Pty Limited	519	110	O	Earthworks restrictions should not apply within Significant Maori Areas or Significant Archaeological Sites until they have been assessed and verified.	Amend Table 7.6A to delete earthworks restrictions within Significant Maori Areas and Significant Archaeological Sites.
Topic: Heritage Trees					
Issue: Objective - Heritage Trees [7.5.1.1]					
Sandy Walker Group	490	64	S	Support objective.	Retain objective 7.5.1.1.
Issue: Policy - Protecting Heritage Trees [7.5.1.1.2]					
Sandy Walker Group	490	65	S	Support policy.	Retain Policy 7.5.1.1.2.
Issue: Policy - Removing Heritage Trees [7.5.1.1.3]					
Sandy Walker Group	490	66	S	Support policy.	Retain Policy 7.5.1.1.3.
Issue: Appendix 7A.4 - Register of Heritage Trees [APPEND7A.4]					
La Grouw, Mr C	866	8	S	Support Register of Heritage Trees.	Retain Register of Heritage Trees.
Howell, Elizabeth (Dr)	764	11	O	Insufficient protection of pohutukawa and Norfolk pines along Pilot Bay, Marine Parade and Ocean Beach Road fronts.	Include trees on the Register of Heritage Trees.
Issue: General Heritage Tree Provisions [GENHTRPRO]					
McLaughlin, Adam	184	1	S	Support changes in Section 7.5	Support changes to heritage tree provisions.
Currie, Christine	16	2	S	Support all key changes to heritage trees.	Retain all key changes to heritage trees.
Morgan, Ross	861	2	S	Heritage tree register and associated provisions provide more clarity about Council's role but it is unclear why some trees are protected in favour of others.	Consider protecting additional trees for their heritage value.
Rutherford, Rachael	15	2	S	Support all key changes to heritage trees.	Retain all key changes to heritage trees.
Issue: Purpose [PURPOSE]					
Sandy Walker Group	490	63	S	Support purpose of heritage tree provisions.	Retain Purpose 7.5.
Issue: Revised Heritage Tree Register [REVTHTREG]					
MacLaren, V E	169	1	O	- Pinus Muricata trees on the property are the last along Muricata Ave. The road was named after these trees. - Fisherman used them as markers. - Two of the highest and oldest trees in the Mount.	Council should assist with their maintenance or assist with the cost of removal.
Judge, E M & J B C	154	4	O	Proposed Heritage Tree Register does not include all Norfolk Pines and Pohutukawa that front Pilot Bay, Marine Parade and Oceanbeach Road.	Include all Norfolk Pines and Pohutukawa that front Pilot Bay, Marine Parade and Oceanbeach Road in the Heritage Tree Register.
Hart, Richard	873	5	SA	Combine heritage and notable tree register.	Combine heritage and notable tree register.
Perry Developments Limited	689	25	S	Support revised heritage tree protection register.	Retain Appendix 7A.4 as is.
Sandy Walker Group	490	72	O	Tree register does not protect Norfolk Pines and Pohutukawas along Pilot Bay, Marine Parade and Oceanbeach Road.	Amend Heritage Tree Register to include these trees.

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<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Purpose of Maori Heritage Provisions [7.3]					
Te Runanga o Ngati Whakaue Ki Maketu	638	3	O	Need to introduce a category of Maori buildings and heritage for ease of finding info.	Marae or Pa sites should come under a separate sub heading.
Kahotea, Des	745	4	S	Support purpose of Maori heritage provisions.	Retain purpose 7.3
Rovan Trust	691	4	O	Process and nature of identifying 'significant Maori areas' is inadequate without consultation with private landowners. The identification of sites is arbitrary which have no relation to the settled history of the land. Recognition is only appropriate where they have been scrutinised and can be supported with evidence on a case by case basis. Such recognition should not result in special rules that restrict otherwise permitted activities.	Delete second sentence, first paragraph and replace with the following: "Where these areas and their values are considered sensitive they will remain as beliefs within the hapu, and privacy of information will be respected. Significant Maori areas will only be considered for imposition on private or public land, or on waterways after consultation with landowners and relevant authorities. For this to occur, significance must be supported by identifiable, historically accurate and exhaustive probative evidence. Once identified in this manner and included in the Plan, a framework will exist for more robust consideration of how subdivision, use and development may affect the areas and the relationship tangata whenua have with them. Identified sites will only be adopted after consultation with affected landowners and any relevant organisation or authority. Significance asserted must be supported by historically accurate and fully researched probative evidence. If the need to identify and include such areas is identified in this way, it may be appropriate to consider how subdivision, use or development of land so identified may be affected in the context of the tangata whenua's relationship with such areas. Where resource consent is required to undertake works within such an area, the opportunity to consult with local hapu will be encouraged in accordance with the Council's Tangata Whenua Consultation Policy."
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	5	O	Recognition of areas may be appropriate but only if proper criteria are established by credible probative evidence. Any such recognition should not result in special rules restricting activities otherwise permitted in the zone, as general rules provide sufficient control over development.	Delete second sentence, first paragraph and the rest of 7.3. Replace with the following: "Where the areas and their values are considered sensitive they will remain as beliefs within the hapu, and privacy of information will be respected. Any method by which areas of particular significance are identified will only be adopted after consultation with affected landowners and any relevant organisation or authority. Significance asserted must be supported by historically accurate and fully researched probative evidence. If the need to identify and include such areas is identified in this way, it may be appropriate to consider how subdivision, use or development of land so identified may be affected in the context of the tangata whenua's relationship with such areas. Where it is proposed to require a resource consent to authorise any use or development consultation with affected hapu will be encouraged in accordance with the Council's Tangata Whenua Consultation Policy."
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	5	O	Oppose the inadequate nature and process of identifying areas of significant with landowner consultation. Sites are not supported by evidence and are arbitrary having no relation to historic settlement patterns. Recognition of areas of significance is appropriate where they can be supported by evidence.	Delete rest of 7.3 after first sentence, first paragraph and replace with the following: "Where the areas and their values are considered sensitive they will remain as beliefs within the hapu to be private and respected. Significant Maori Areas will only be considered for imposition on private land or on waterways after consultation with affected landowners and any relevant authorities. For this to occur significance must be supported by identifiable, historically accurate and exhaustive probative evidence. Once identified in this manner and included in the Plan a framework will exist for more robust consideration of how subdivision, use and development may affect the areas and the relationship tangata whenua have with them. Where resource consent is required to undertake works within such an area the opportunity to consult with local hapu will be encouraged in accordance with the Council's Tangata Whenua Consultation Policy."
Taniwha Place Landowners Group	886	5	O	Recognition of areas may be appropriate where they have been scrutinised and can be supported by evidence. Any recognition should not result in special rules restricting activities otherwise permitted in the zone.	Delete rest of 7.3 after first sentence, first paragraph and replace with the following: "Where the areas and their values are considered sensitive they will remain as beliefs within the hapu to be private and respected. Significant Maori Areas will only be considered for imposition on private land or on waterways after consultation with affected landowners and any relevant authorities. For this to occur significance must be supported by probative evidence, identifiable, historically accurate and exhaustive. Once identified in this manner and included in the Plan a framework will exist for more robust consideration of how subdivision, use and development may affect the areas and the relationship tangata whenua have with them. Where resource consent is required to undertake works within such an area the opportunity to consult with local hapu will be encouraged in accordance with the Council's Tangata Whenua Consultation Policy."
Sandy Walker Group	490	53	S	Support purpose of Maori heritage provisions.	Retain purpose of Maori heritage provisions.
Issue: Objective - Significant Maori Areas [7.3.1.1]					
Sandy Walker Group	490	54	S	Support objective.	Retain Objective 7.3.1.1

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Policy - Identifying Significant Maori Areas [7.3.1.1.1]					
Te Runanga o Ngati Whakaue Ki Maketu	638	4	O	Ngati Whakaue sites have not been identified.	Include Ngati Whakaue sites or make a statement that Ngati Whakaue have not had their sites included.
Kahotea, Des	745	5	SA	Policy should recognise ancestral associations as part of the values.	Insert a clause (g) for waahi tupuna or ancestral sites.
Rovan Trust	691	5	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary, inappropriate and grossly unfair. Identification of areas must be supported by evidence that they exist. The location of their existence must be declared and considered by affected parties before adoption. The policies should identify their relevance to publicly owned or Maori owned land only. Oral tradition is not an acceptable basis for identifying sites.	Delete related Rules 4.3.2.2(d) and (e).
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	6	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. The policies should identify their relevance to publicly owned or Maori owned land only. It is wrong in principle to hand over power and control over activities on privately owned land to a non-statutory body over which land owners and consent authority have no control.	Delete related Rules 4.3.2.2(d) and (e).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	6	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land. Policies should identify their relevance to publicly and Maori owned land only.	Modify rule reference by deleting Rules 4.3.2.2(d) and (e) referring to Rule 4.3.2.2.
Taniwha Place Landowners Group	886	6	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land. Policies should identify their relevance to publicly and Maori owned land only.	Modify rule reference by deleting Rules 4.3.2.2(d) and (e) referring to Rule 4.3.2.2.
Environment Bay Of Plenty	760	21	S	This policy is supported. The criteria used adopts those of the RPS which the Plan is required to give effect to.	Retain Policy 7.3.1.1.1.
Issue: Policy - Protecting Significant Maori Areas [7.3.1.1.2]					
Kahotea, Des	745	6	S	Support policy.	Retain Policy 7.3.1.1.2
Rovan Trust	691	6	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary, inappropriate and grossly unfair. Identification of areas must be supported by evidence that they exist. The location of their existence must be declared and considered by affected parties before adoption. The policies should identify their relevance to publicly owned or Maori owned land only. Oral tradition is not an acceptable basis for identifying sites.	Delete related Rules 4.3.2.2(d) and (e).
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	7	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. The policies should identify their relevance to publicly owned or Maori owned land only. It is wrong in principle to hand over power and control over activities on privately owned land to a non-statutory body over which land owners and consent authority have no control.	Delete related Rules 4.3.2.2(d) and (e).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	7	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land. Policies should identify their relevance to publicly and Maori owned land only.	Modify rule reference by deleting Rules 4.3.2.2(d) and (e) referring to Rule 4.3.2.2.
Taniwha Place Landowners Group	886	7	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land only.	Delete related Rules 4.3.2.2(d) and (e).
Sandy Walker Group	490	55	S	Support Policy.	Retain Policy 7.3.1.1.2
Issue: Policy - Recognising Modification of Significant Maori Areas [7.3.1.1.3]					
Kahotea, Des	745	7	O	This policy does not recognise that modification of a site does not mean that any cultural values have been devalued. The location is still important.	Amend policy to recognise that physical change does not lessen cultural value.
Rovan Trust	691	7	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary, inappropriate and grossly unfair. Identification of areas must be supported by evidence that they exist. The location of their existence must be declared and considered by affected parties before adoption. The policies should identify their relevance to publicly owned or Maori owned land only. Oral tradition is not an acceptable basis for identifying sites.	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary, inappropriate and grossly unfair. Identification of areas must be supported by evidence that they exist. The location of their existence must be declared and considered by affected parties before adoption. The policies should identify their relevance to publicly owned or Maori owned land only. Oral tradition is not an acceptable basis for identifying sites.
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	8	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. The policies should identify their relevance to publicly owned or Maori owned land only. It is wrong in principle to hand over power and control over activities on privately owned land to a non-statutory body over which land owners and consent authority have no control.	Delete related Rules 4.3.2.2(d) and (e).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	8	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land. Policies should identify their relevance to publicly and Maori owned land only.	Modify rule reference by deleting Rules 4.3.2.2(d) and (e) referring to Rule 4.3.2.2.
Taniwha Place Landowners Group	886	8	O	Identification of Significant Maori Area status on privately owned land without the consent of the landowner is unnecessary and inappropriate. Identification of areas must be supported by evidence and their existence must be openly declared. Policies should identify their relevance to publicly and Maori owned land only.	Delete related Rules 4.3.2.2(d) and (e).
Issue: Policy - Consultation [7.3.1.1.4]					
Sandy Walker Group	490	56	S	Support Policy.	Retain Policy 7.3.1.1.4

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Objective - Other Areas of Importance [7.3.1.2]					
Sandy Walker Group	490	57	S	Support Objective.	Retain objective 7.3.1.2
Issue: Policy - Subdivision, Use & Development [7.3.1.2.1]					
Nga Potiki Resource Management Unit	647	6	SA	Amend with reference to the Treaty of Waitangi.	Retain (a) and (b) and insert (c) to include reference to the Treaty of Waitangi regarding acknowledgement of a specific or collective group of Maori.
New Zealand Historic Places Trust	583	8	SA	Amend reference error for legislation.	Refer to Historic Places Act 1993 not 1991.
Te Runanga O Ngai Te Ahi	792	8	SA	Policy should recognise and provide for areas of significance to Maori that are included in the Crown's Treaty of Waitangi statutory acknowledgement instruments.	Retain policy and add the following: c) Any areas or site that is recognised and provided by a Treaty of Waitangi settlement instrument (e.g. statutory acknowledgement) in respect to a specific or a collective group of Maori."
Ngati Ranginui Iwi	793	9	SA	Policy should recognise and provide for areas of significance to Maori that are included in the Crown's Treaty of Waitangi statutory acknowledgement instruments.	Amend by inserting subclause (c) as follows: c) Any areas or site that is recognised and provided by a Treaty of Waitangi settlement instrument (e.g. statutory acknowledgement) in respect to a specific or a collective group of hapu and or Iwi."
Ngati Hangarau Hapu	819	10	O	Amend to recognise sites of cultural significance included in the Crown's Treaty of Waitangi instruments.	Amend policy as follows: "c) An area or site that is recognised and provided by a Treaty of Waitangi settlement instrument (e.g. statutory acknowledgement) in respect to a specific or collective group of Maori."
Te Runanga O Ngai Tamarawaho	794	22	SA	Policy should recognise and provide for areas of significance to Maori that are included in the Crown's Treaty of Waitangi statutory acknowledgement instruments.	Retain policy and add the following: c) Any areas or site that is recognised and provided by a Treaty of Waitangi settlement instrument (e.g. statutory acknowledgement) in respect to a specific or a collective group of hapu and or Iwi."
Sandy Walker Group	490	58	S	Support Policy.	Support Policy 7.3.1.2.1
Issue: All Maori Heritage Provisions [ALLMHPROV]					
Fletcher, J & A	508	2	O	The section 32 analysis on section 7.3 - Maori Heritage Provisions has not been carried out and notified with the proposed Plan.	Withdraw or delete section 7.3 and Appendix 7A.2 in its entirety.
St Michaels Limited	710	33	O	- Identified sites are broad and their extent is arbitrary. - Unclear why these sites are managed through earthwork limits. - HPT already manage cultural values appropriately under the Historic Places Act.	Delete all Maori heritage provisions.
Te Tumu Landowners Group	520	109	O	Oppose s.32 report as it relates to Te Tumu. Significant Maori Areas have not been investigated, assessed or verified.	Revise s.32 report to justify inclusion of significant sites.
Issue: Appendix 7A.2 - Register of Significant Maori Areas [APPEND7A.2]					
Averill, Chris & Nicky	500	1	O	No consultation has been undertaken by the Council. The overlay (M22) will adversely affect property rights. There is no explanation in the s32 analysis as to why some of the sites identified by Ngai Tamarawaho have been included and some haven't. The s32 analysis does not provide any evidence of the actual location and boundaries of the pa site - they appear to be arbitrary in nature. The land under M22 has been highly modified and there is no previous evidence of archaeological remains. These provisions are neither effective nor efficient in meeting the purpose of the RMA.	Delete Significant Maori Area M22.
Belz, Diane & Treacher, Graeme	1038	1	O	Oppose identification of site M32 and associated earthwork provisions.	Delete site M32 and associated earthwork provisions.
BOP Regional Parks Establishment Group	742	1	SA	Support protection of Pa at Te Tumu.	Add kaitiakitanga for lower Kaituna, Te Tumu sites as a set to respect development in the locality.
Brownless, G R E & M L	679	1	O	Oppose identification of site M89.	Delete site M89.
Cook, Julie Donna	870	1	O	Oppose identification of site M15 for the following reasons: - The area has been previously developed and heavily modified. Associated earthwork provisions are inappropriate in this respect. - The Plan and s32 do not analyse how the identified values relate to the site. - Identification of significant Maori areas imposes unnecessary costs on landowners. - Lack of prior consultation.	Delete Significant Maori Area M15.
Eight Avenue Property Owners	882	1	O	Oppose identification of site M27 for the following reasons: - There is a lack of evidence to support its inclusion; - The associated earthwork thresholds are too restrictive; - Can be managed by the Historic Places Trust.	Delete site M27 entirely.
Johnston, Sharon & Anthony (Tony)	839	1	O	Oppose identification of site M24 for the following reasons: - The area has been previously developed and heavily modified. Associated earthwork provisions are inappropriate in this respect. - The Plan and s32 do not analyse how the identified values relate to the site. - Identification of significant Maori areas imposes unnecessary costs on landowners. - Lack of prior consultation.	Delete significant area M24
Lindsay, Jan Christene	606	1	O	Oppose identification of site M5 and M8. Identification of sites not supported by evidence. Any beliefs should remain with the hapu and not become exaggerated stories which result in de-valuing property .	Delete site M5 and M8 from Appendix 7A.2.
Nga Potiki Resource Management Unit	647	1	SA	Amend register to include 26 new sites of significance to Nga Potiki.	Update Appendix 7A.2 to include 26 new sites as identified in the Nga Potiki submission.
Niermann, K & K	822	1	O	Oppose sites M63 and M69 for the following: - Lack of consultation; - Previous extensive consultation with Ngati He as part of a subdivision consent revealed no significant sites. - Plan maps are inaccurate and s32 is inadequate.	Remove site M63 and M69 from property.
Te Roopu Whakaruruhou o Ngati He	624	1	O	Oppose the area values and category criteria for sites identified in Appendix 7A.2	Ngati He to assess and determine values.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Appendix 7A.2 - Register of Significant Maori Areas [APPEND7A.2]					
Thompson, Gary & Alison	376	1	O	Oppose identification of Site M22 over property for the following reasons: - Lack of consultation. - Poor community engagement through notification. - Adverse effects on private property rights and property value - Purpose of the overlay is unclear particularly given the area has been heavily modified through residential development. - There is no justification for the overlay given extent of past residential development and the requirements of section 6 of the RMA. - The evaluation of 'Significant Maori Areas' is unclear, there is no supporting information and they have not been assessed in accordance with the proposed objectives and policies of the Plan. - The section s32 analysis is deficient and there has been no evaluation of the identification of these sites in accordance with the requirements of s.32 i.e. Alternatives, appropriateness, efficiency and effectiveness and risk of acting or not acting. - The impact of the Significant Maori Overlay on property values and the ability to sell.	Delete Appendix 7A.2 and site M22.
Washer, June & Others	961	1	O	Reference to site M31 is incorrect. The area identified is not located in the grounds of the Norfolk Hospital.	Amend register and associated plan maps.
Woodhill Trust	678	1	O	Oppose site M16.	Delete site M16.
Bethlehem Residential Holdings Limited	585	2	O	Significance and purpose of Site M2 is not clear in terms of affecting private property rights. Further consultation is required to ascertain how heritage features and values can be protected through any future development on the site or through alternative Plan provisions.	Review significance of site M2 to promote urbanised development on the underlying lot.
Nga Potiki Resource Management Unit	647	2	SA	Amend extent of Te Houhou complex.	Reduce extent of Te Houhou complex to include bare ground only and exclude residential and commercial developments.
Ngati Kuku Hapu	670	2	SA	Support register of Significant Maori Areas but amend to include additional sites identified in submission.	Support register of Significant Maori Areas but amend to include additional sites identified in submission.
Sievwright, P	706	2	O	Significant Maori Site M82 is located on Lot 1 DPS 55067 and identified as the Te Hono Pa, a Ngati He Pa site with category B significance. There may be an error with the location and/or notation of a Maori site. The s32 report lists the site as No. 31, being Te Kakariki, however is identified as Te Hono Pa in the Plan. Site M83 is identified in the Plan as Te Kakariki but not identified on the Plan Maps. Site M82 is incorrectly identified, not supported by s32 analysis and should be removed from the Plan. The location of this site is over a fully operational kiwifruit orchard zoned for future residential development.	Remove site M82 from the Plan.
Tahuwhakatiki Marae Trustees	421	2	O	Substitute current listing for Upuhue with Significant Maori Area across whole of site from Upuhue to Pukekohatu.	Substitute current listing for Upuhue with Significant Maori Area across whole of site from Upuhue to Pukekohatu.
Te Roopu Whakaruruhau o Ngati He	624	2	O	Some sites of significance have not been included in the register.	Include the following sites in the register: - Motu-o-Puhi - Nicholson Field - Taiparirua
Te Runanga O Ngati Pukenga	456	2	SA	Support all sites identified in the register but amend to include Hairini Marae and additional sites identified in submission.	Amend register to include additional 30 sites identified in submission.
Te Runanga o Ngati Whakaue Ki Maketu	638	2	O	Amend register to include list of Pa sites for Ngati Whakaue and amend plan maps accordingly.	Amend register to include list of Pa sites for Ngati Whakaue and amend plan maps accordingly.
Waitaha Iwi	817	2	S	Support the register of sites of significance that relate to Waitaha.	Retain Waitaha significant sites.
Averill, Anthony & Baker, Carla	680	3	O	Oppose site M22 and associated plan maps for the following reasons: - No prior community consultation and the consultation that did occur at the time of notification was misleading. - The s.32 report is unclear as to why some Ngai Tamarawaho sites were chosen over others. - The extent of sites is arbitrary and not supported by the s.32 report. - There is no purpose to the overlay and the associated earthwork rules given the extent of previous residential development and associated earthworks.	Delete site M22 entirely from the register and plan maps.
Fletcher, J & A	508	3	O	Site M22 is opposed as there has been no detailed analysis of significance, there is uncertain or insufficient information about the site, it will result in a loss of property value, the land has already been developed and there will be significantly increased compliance costs.	Delete site M22 from Appendix 7A.2, and the Plan Maps.
McFetridge, D	807	3	O	Oppose area M54. Concerns that area has been identified without a formal survey to determine the extent and condition of the feature.	Delete area M54 from the register.
Nga Potiki Resource Management Unit	647	3	SA	Maungamana is incorrectly identified as site M105.	Register Maungamana as site M104.
Te Roopu Whakaruruhau o Ngati He	624	3	O	Two sites have been given the incorrect name.	- Replace Te Auhi with Tikorangi. - Replace Te Ouwe with Te Tumu o Awe.
Nga Potiki Resource Management Unit	647	4	O	Oppose identification of Maungamana as site M116.	Remove site M116 from Waitaha list and insert under Nga Potiki list.
Nga Potiki Resource Management Unit	647	5	O	Oppose inclusion of site M117 under Waitaha. Should be under Nga Potiki.	Insert site M117 under Nga Potiki and identify correctly.
Parton Road Land Limited	824	5	O	The inclusion of significant Maori areas and significant archaeological sites M115, M122, M123, M124, and A13 in the nearby Suburban Residential zone is inaccurate and incorrect. The analysis for these sites is entirely inadequate and conflicts with Plan Change 44 to the Operative Plan. Duplication of HPT processes will result.	Delete the provisions relating to sites M115, M122, M123, M124, and A13.
Rovan Trust	691	8	O	Sites are inadequately identified and are unsupported by probative evidence and intrude on property owners rights. There is no cultural foundation for identification of these sites.	Delete all sites.
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	9	O	Oppose identification of site M7 and associated map. There is no cultural foundation for the areas that can substantiate their reality. Sites are not supported by probative evidence.	Delete site M7.
Taniwha Place Landowners Group	886	9	O	Oppose sites M3, M5, M6, M7 and M8. Identification of sites is arbitrary and unsupported by evidence. There is no cultural foundation for these areas to substantiate their reality. Applications for sites must be credible and subject to scrutiny from Council staff and landowners.	Delete sites M3, M5, M6, M7 and M8.
Te Runanga O Ngai Te Rangi Iwi Trust	607	9	SA	Support the identification of sites but recommend the addition of sites outlined in this submission.	Add additional sites detailed in this submission.
Te Tumu Kaituna 7B2 Trust	1073	9	O	Oppose sites identified on Te Tumu land. Identification is premature and there has been no consultation with land owners.	Delete sites M109, M110, M111, M112, M113 and M114 from register and associated planning maps.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Appendix 7A.2 - Register of Significant Maori Areas [APPEND7A.2]					
Kahotea, Des	745	10	SA	A number of significant Nga Potiki sites are absent from the register.	Amend register to include the following: - Te Ruakirikiri, Owiharaahi, Pukekohatu, Rangataua, Rangataua tahuna, Waitao Awa, Oruamatua, Te Houhou, Te Tumu, Te Paroa, Upuhue, Kurukuru, Te Tikitiki o Te Rangihouhiri, Wairakei Stream, Te Karaka, Waahi parekura o Rangataua, Waitahauni and other sites.
Te Runanga O Ngai Te Ahi	792	10	SA	Ngai Te Ahi supports all relevant sites on the register as they reflect beliefs and values. Register should be amended to include: - Hairini Marae - Te Motu o Puihi - Te Pahou.	Amend register to include: - Hairini Marae - Te Motu o Puihi - Te Pahou.
Benton, Barry & Kay	414	11	O	Oppose property being included within site M80. The property has been extensively earthworked previously and nothing has been discovered on the site.	Remove site M80 from the property.
Kahotea, Des	745	11	O	A site of Ngati Kahu is absent from the register.	Amend register to include Te Roto Horua and Potiriwhi
Ngati Ranginui Iwi	793	11	S	Support all sites identified in the register, in particular those relevant to the Iwi.	Retain the register.
Kahotea, Des	745	12	O	Description of site M6 is incorrect.	Change name of site M6 to Puna wai tapu.
Ngati Hangarau Hapu	819	12	SA	Support all sites identified on the register but amend to include additional sites.	Amend register to include Bethlehem Marae, Okohanga and archaeological sites identified by Ken Philips.
Kahotea, Des	745	13	O	The identified name of site M11 is not correct. The name refers to the name of an urupa of Ngati Hangarau.	Identify the correct name.
Nga Potiki Resource Management Unit	647	15	O	Include continuous ridge running from Upuhue west to Kairua Road and ending at Pukekohatu.	Amend register to include continuous ridge running from Upuhue west to Kairua Road and ending at Pukekohatu.
Te Runanga O Ngai Tamarawaho	794	24	SA	Support all sites identified on the register but amend to include Huria Marae.	Amend Register to include Huria Marae.
S & L Consultants Limited	804	28	O	Remove all Category B sites until actual extent of sites and meaningful consultation occurs with property owners.	Remove all Category B sites until actual extent of sites and meaningful consultation occurs with property owners.
Thorne Group Limited	834	34	S	Support site M26.	Retain site M26.
Hawridge Developments Limited	787	41	O	Oppose sites M115, M122, M123 and M124.	Delete sites or modify in accordance with cultural sites identified through Plan Change 44.
Benton, Jason	498	50	O	Site at 446 Maungatapu Road is listed as a Site of Maori Significance (M80). This land was built on in about 1963 when extensive earthworks were undertaken. There was a slip in 2005 that was repaired with major earthworks. Nothing has been found on the property and extensive modification has been undertaken.	Remove 446 Welcome Bay Road from the heritage list.
Te Tumu Kaituna 11B2 Trust	522	79	O	Oppose sites identified on Te Tumu land. Identification is premature and there has been no consultation with land owners.	Delete sites M109, M110, M111, M112, M113 and M114 from register and associated planning maps.
Te Tumu Kaituna 14 Trust	521	106	O	Oppose sites identified on Te Tumu land. Identification is premature and there has been no consultation with land owners.	Delete sites M109, M110, M111, M112, M113 and M114 from register and associated planning maps.
Te Tumu Landowners Group	520	108	O	Oppose sites identified on Te Tumu land. Identification is premature and there has been no consultation with land owners.	Delete sites M109, M110, M111, M112, M113 and M114 from register and associated planning maps.
Ford Land Holdings Pty Limited	519	111	O	Oppose sites identified on Te Tumu land. Identification is premature and there has been no consultation with land owners.	Delete sites M109, M110, M111, M112, M113 and M114 from register and associated planning maps.
Issue: Maori Heritage Provisions [MAORIHPR]					
Castle, Ewan	38	1	O	Oppose site M15 and 50m3 earthwork restriction based on loss of property rights and loss of land value.	Remove site M15 from the proposed plan.
Fraser, Debbie	319	1	O	- Rule 4.3.2.2(e) regarding Significant Maori Areas is unnecessary given previous residential development. - Reduction of property values.	Exclude 121 Manuwai Drive from site M22 and associated earthwork provisions.
Hacker, Alan & Leanne	996	1	O	Oppose identification of 'Significant Maori Areas' for the following: - Additional costs to landowners; - Earthworks controls are blunt and do not address the issue or provide flexibility for major developments or in response to a slip.	That Council; - Reimburse landowners for loss of value and application costs; - Provide more detail on cultural heritage values.
Hudson, Richard & Baruch, Morag	302	1	O	Oppose Rule 4.3.2.2(e) given extent of work undertaken through previous residential development of the area.	Remove 135 Manuwai Drive from area M22 and associated earthwork provisions.
Meredith, Pamela	997	1	O	Oppose identification of 'Significant Maori Areas' for the following: - Additional costs to landowners; - Earthworks controls are blunt and do not address the issue or provide flexibility for major developments or in response to a slip.	That Council; - Reimburse landowners for loss of value and application costs; - Provide more detail on cultural heritage values
Ngati Kuku Hapu	670	1	S	Support Objectives 7.3.1.1 & 7.3.1.2 and Policies 7.3.1.1.1, 7.3.1.1.2, 7.3.1.1.3, 7.3.1.1.4.	Retain in full Objectives 7.3.1.1 & 7.3.1.2 and Policies 7.3.1.1.1, 7.3.1.1.2, 7.3.1.1.3, 7.3.1.1.4.
Te Runanga O Ngati Pukenga	456	1	S	Support Maori heritage provisions for the following reasons: - The plan review provides an opportunity to identify heritage sites, areas and values prior to resource consent applications. This will help address the huge heritage losses suffered through the past 50 years of growth. - Both Smartgrowth and the Regional Policy Statement promote and encourage the identification, recording and protection of heritage sites within Tauranga. - The identified sites promote and enhance the cultural identity of Ngati Pukenga and Nga Potiki. - The register of sites is an expression of the relationship and kaitiakitanga of the hapu and iwi, and is accordance with s.6 of the RMA. - The use of Category 'A' and 'B' sites reflects the traditional knowledge beliefs and values of the hapu and iwi and helps protect the sites from inappropriate development and use. - The provisions provide an opportunity to recognise cultural heritage values that may exist beneath urban and rural environments. - Many of the identified sites are located on multiple owned Maori land as well as European title.	Support and retain: - Objective 7.3.1.1 - Objective 7.3.1.2 - Policy 7.3.1.1.1 - Policy 7.3.1.1.2 - Policy 7.3.1.1.3 - Policy 7.3.1.1.4 - Policy 7.3.1.2.1 - Policy 7.3.1.1.3.
Waddell, D S & J M	832	1	O	Oppose site M20 and associated provisions in the plan for the following reasons: - No prior identification of the feature during publication of Draft City Plan - No consultation with property owners - Implications for property rights - More appropriately managed by Historic Places Trust and Historic Places Act legislation.	Delete area M20 and associated provisions.
Taylor, Lincoln	51	2	O	The 50m earthworks threshold should be deleted. It has an unacceptable benefit to cost ratio, the annual limit is illogical as there is no difference between 500 cubic metres over 10 years or one, and it is unreasonable and inefficient to apply these rules to modified properties. The nearby site identified as U14/216 by the HPT has long since been destroyed.	Delete the earthworks restrictions for significant Maori areas.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Maori Heritage Provisions [MAORIHERPR]					
Te Runanga O Ngati Kahu (ki Tauranga Inc)	965	2	S	Support objectives and policies for Maori Heritage.	Retain objectives and policies for Maori Heritage.
Domett, Julie & Andrew	662	3	O	Oppose Maori heritage provisions and associated Register and Plan Maps for the following reasons: - Inadequate nature and process of identification of areas of significance; - Arbitrary identification of sites that have no relation to historic settlement patterns; - Areas cover property where there are no recorded archaeological sites which is unnecessary; - Areas M6 and M7 in particular show no evidence of cultural heritage;	- Delete sites M6 and M7. - Delete remainder of 7.3 after the first sentence to read: "Where these areas and their values are considered sensitive, they will remain as beliefs within the hapu. to be private and respected. Significant Maori Areas will only be considered for imposition on private land ,or on waterways after consultation with affected landowners and relevant authorities. For this to occur significance must be supported by probative, identifiable, historically accurate and exhaustive. Once identified in this manner and included in the Plan, a framework will exist for more robust consideration of how subdivision, use and development may affect the areas and the relationship tanagata whenua have with them. Where resource consent is required to undertake works within such an area the opportunity to consult with local hapu will be encouraged in accordance with Council's Tangata Whenua Consultation Policy."
Ngai Tukairangi Hapu	431	4	S	Support all Maori heritage provisions.	Retain all Maori heritage provisions.
Batchelor, Michael	172	5	O	Provisions impose unjustified difficulties on landowners for no useful purpose.	Delete area M15.
Tauranga Moana Tangata Whenua Collective	516	6	S	The register of significant Maori areas is supported. The huge opportunity to elevate the status of cultural heritage sites and values to a high level of recognition and acknowledgement in the public domain.	Retain in full the sections in 7.3, except where iwi and hapu have indicated changes to this section through their individual submissions.
Castle, Ewan	38	7	O	- Provisions serve no useful purpose and impose unjustified difficulties on landowners.	Delete area M15.
Te Runanga O Ngai Te Ahi	792	7	S	Support Maori heritage provisions for the following reasons: - The plan review provides an opportunity to identify heritage sites, areas and values prior to resource consent applications. This will help address the huge heritage losses suffered through the past 50 years of growth. - Both Smartgrowth and the Regional Policy Statement promote and encourage the identification, recording and protection of heritage sites within Tauranga. - The identified sites promote and enhance the cultural identity of Ngai Te Ahi. - The register of sites is an expression of the relationship and kaitiakitanga of the hapu and iwi, and is accordance with s.6 of the RMA. - The use of Category 'A' and 'B' sites reflects the traditional knowledge, beliefs and values of the hapu and iwi and helps protect the sites from inappropriate development and use. - The provisions provide an opportunity to recognise cultural heritage values that may exist beneath urban and rural environments. - Many of the identified sites are located on multiple owned Maori land as well as European title.	Support and retain: - Objective 7.3.1.1 - Objective 7.3.1.2 - Policy 7.3.1.1.1 - Policy 7.3.1.1.2 - Policy 7.3.1.1.3 - Policy 7.3.1.1.4 - Policy 7.3.1.1.3.
Ngati Ranginui Iwi	793	8	S	Support Maori heritage provisions for the following reasons: - The plan review provides an opportunity to identify heritage sites, areas and values prior to resource consent applications. This will help address the huge heritage losses suffered through the past 50 years of growth. - Both Smartgrowth and the Regional Policy Statement promote and encourage the identification, recording and protection of heritage sites within Tauranga. - The identified sites promote and enhance the cultural identity of Ngati Pukenga and Nga Potiki. - The register of sites is an expression of the relationship and kaitiakitanga of the hapu and iwi, and is accordance with s.6 of the RMA. - The use of Category 'A' and 'B' sites reflects the traditional knowledge beliefs and values of the hapu and iwi and helps protect the sites from inappropriate development and use. - The provisions provide an opportunity to recognise cultural heritage values that may exist beneath urban and rural environments. - Many of the identified sites are located on multiple owned Maori land as well as European title.	Support and retain: - Objective 7.3.1.1 - Objective 7.3.1.2 - Policy 7.3.1.1.1 - Policy 7.3.1.1.2 - Policy 7.3.1.1.3 - Policy 7.3.1.1.4
Ngati Tapu Hapu	596	8	S	Support all Maori heritage provisions in Section 7.3.	Retain all Maori heritage provisions in Section 7.3 including Appendix 7.2A.
Whale, Alan	309	8	O	Oppose Rule 4.3.2.2(e) due to extent of previous residential development.	Remove 151 Manuwai Drive from area M22.
Ngati Hangarau Hapu	819	9	S	Support Maori heritage provisions for the following reasons: - The plan review provides an opportunity to identify heritage sites, areas and values prior to resource consent applications. This will help address the huge heritage losses suffered through the past 50 years of growth. - Both Smartgrowth and the Regional Policy Statement promote and encourage the identification, recording and protection of heritage sites within Tauranga. - The identified sites promote and enhance the cultural identity of Ngati Hangarau. - The register of sites is an expression of the relationship and kaitiakitanga of the hapu and iwi, and is accordance with s.6 of the RMA. - The use of Category 'A' and 'B' sites reflects the traditional knowledge beliefs and values of the hapu and iwi and helps protect the sites from inappropriate development and use. - The provisions provide an opportunity to recognise cultural heritage values that may exist beneath urban and rural environments. - Many of the identified sites are located on multiple owned Maori land as well as European title.	Support and retain: - Objective 7.3.1.1 - Objective 7.3.1.2 - Policy 7.3.1.1.1 - Policy 7.3.1.1.2 - Policy 7.3.1.1.3 - Policy 7.3.1.1.4 - Policy 7.3.1.2.1 - Policy 7.3.1.1.3.
Te Tumu Kaituna 7B2 Trust	1073	10	O	Oppose s.32 report as it relates to Te Tumu. Significant Maori Areas have not been investigated, assessed or verified.	Revise s.32 report to justify inclusion of significant sites.
Te Runanga O Ngai Tamarawaho	794	21	S	Support Maori heritage provisions for the following reasons: - The plan review provides an opportunity to identify heritage sites, areas and values prior to resource consent applications. This will help address the huge heritage losses suffered through the past 50 years of growth. - Both Smartgrowth and the Regional Policy Statement promote and encourage the identification, recording and protection of heritage sites within Tauranga. - The identified sites promote and enhance the cultural identity of Ngati Pukenga and Nga Potiki. - The register of sites is an expression of the relationship and kaitiakitanga of the hapu and iwi, and is accordance with s.6 of the RMA. - The use of Category 'A' and 'B' sites reflects the traditional, knowledge beliefs and values of the hapu and iwi and helps protect the sites from inappropriate development and use. - The provisions provide an opportunity to recognise cultural heritage values that may exist beneath urban and rural environments. - Many of the identified sites are located on multiple owned Maori land as well as European title.	Support and retain: - Objective 7.3.1.1 - Objective 7.3.1.2 - Policy 7.3.1.1.1 - Policy 7.3.1.1.2 - Policy 7.3.1.1.3 - Policy 7.3.1.1.4.
Carrus Corporation Limited	661	26	O	There was no prior consultation with affected landowners, nor was this included in the draft plan for comment. The sites identified are very broad in nature and inaccurate as some identified areas have had clearance from Iwi and other known sites have not been identified. The identification of these areas will have a significant affect on property values and resale.	Delete this whole section.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Maori Heritage Provisions [MAORIPHERPR]					
Te Tumu Kaituna 11B2 Trust	522	80	O	Oppose s.32 report as it relates to Te Tumu. Significant Maori Areas have not been investigated, assessed or verified.	Revise s.32 report to justify inclusion of significant sites.
Property Council of New Zealand (Bay of Plenty Branch)	491	92	O	Oppose all Maori heritage provisions based on: - Lack of consultation; - Inadequate s.32; - Duplication of HPT process; - Inaccurate maps; - Rules are not justified.	Delete all Maori heritage provisions.
Te Tumu Kaituna 14 Trust	521	107	O	Oppose s.32 report as it relates to Te Tumu. Significant Maori Areas have not been investigated, assessed or verified.	Revise s.32 report to justify inclusion of significant sites.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: New Objective, Policy or Rule [NEWOBPORU]					
Te Tumu Kaituna 7B2 Trust	1073	2	S	Any sites of Maori significance within a Future Urban Zone should only be identified as part of the structure planning process for that land.	Insert new objective: "7.3.1.3 - Objective - Significant Maori Areas in Future Urban Zones Significant Maori Areas in a Future Urban Zone are identified for appropriate recognition and /or protection at the time of structure planning for re-zoning."
Te Tumu Kaituna 7B2 Trust	1073	3	S	Insert new policy for investigation, assessment and verification of Significant Maori Areas at the time of structure planning within future urban zones.	Insert new policy as follows: "7.3.1.3.1 - Policy - Identification of Significant Maori Areas in Future Urban Zones By identifying the Significant Maori Areas in a Future Urban Zone at the time of structure planning for re-zoning, through investigation, assessment and verification having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 7B2 Trust	1073	4	S	Insert new policy identifying the need to protect Significant Maori Areas at the time of structure planning for future urban zones.	Insert new policy as follows: "7.3.1.3.2 - Policy - Recognition and / or Protection of Significant Maori Areas in Future Urban Zones By providing for the appropriate recognition and / or protection of Significant Maori Areas in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection of Historic Heritage."
Te Roopu Whakaruru o Ngati He	624	10	S	Establish a heritage trail along the unformed paper road section of Waitaha Road south.	Establish a heritage trail along the unformed paper road section of Waitaha Road south.
Te Tumu Kaituna 11B2 Trust	522	72	S	Any sites of Maori significance within a Future Urban Zone should only be identified as part of the structure planning process for that land.	Insert new objective: "7.3.1.3 - Objective - Significant Maori Areas in Future Urban Zones Significant Maori Areas in a Future Urban Zone are identified for appropriate recognition and /or protection at the time of structure planning for re-zoning."
Te Tumu Kaituna 11B2 Trust	522	73	S	Insert new policy for investigation, assessment and verification of Significant Maori Areas at the time of structure planning within future urban zones.	Insert new policy as follows: "7.3.1.3.1 - Policy - Identification of Significant Maori Areas in Future Urban Zones By identifying the Significant Maori Areas in a Future Urban Zone at the time of structure planning for re-zoning, through investigation, assessment and verification having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 11B2 Trust	522	74	S	Insert new policy identifying the need to protect Significant Maori Areas at the time of structure planning for future urban zones.	Insert new policy as follows: "7.3.1.3.2 - Policy - Recognition and / or Protection of Significant Maori Areas in Future Urban Zones. By providing for the appropriate recognition and / or protection of Significant Maori Areas in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection of Historic Heritage."
Te Tumu Kaituna 14 Trust	521	99	S	Any sites of Maori significance within a Future Urban Zone should only be identified as part of the structure planning process for that land.	Insert new objective: "7.3.1.3 - Objective - Significant Maori Areas in Future Urban Zones Significant Maori Areas in a Future Urban Zone are identified for appropriate recognition and /or protection at the time of structure planning for re-zoning."
Te Tumu Kaituna 14 Trust	521	100	S	Insert new policy for investigation, assessment and verification of Significant Maori Areas at the time of structure planning within future urban zones.	Insert new policy as follows: "7.3.1.3.1 - Policy - Identification of Significant Maori Areas in Future Urban Zones By identifying the Significant Maori Areas in a Future Urban Zone at the time of structure planning for re-zoning, through investigation, assessment and verification having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Kaituna 14 Trust	521	101	S	Insert new policy identifying the need to protect Significant Maori Areas at the time of structure planning for future urban zones.	Insert new policy as follows: "7.3.1.3.2 - Policy - Recognition and / or Protection of Significant Maori Areas in Future Urban Zones. By providing for the appropriate recognition and / or protection of Significant Maori Areas in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection of Historic Heritage."
Te Tumu Landowners Group	520	101	S	Any sites of Maori significance within a Future Urban Zone should only be identified as part of the structure planning process for that land.	Insert new objective: "7.3.1.3 - Objective - Significant Maori Areas in Future Urban Zones Significant Maori Areas in a Future Urban Zone are identified for appropriate recognition and /or protection at the time of structure planning for re-zoning."
Te Tumu Landowners Group	520	102	S	Insert new policy for investigation, assessment and verification of Significant Maori Areas at the time of structure planning within future urban zones.	Insert new policy as follows: "7.3.1.3.1 - Policy - Identification of Significant Maori Areas in Future Urban Zones By identifying the Significant Maori Areas in a Future Urban Zone at the time of structure planning for re-zoning, through investigation, assessment and verification having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Te Tumu Landowners Group	520	103	S	Insert new policy identifying the need to protect Significant Maori Areas at the time of structure planning for future urban zones.	Insert new policy as follows: "7.3.1.3.2 - Policy - Recognition and / or Protection of Significant Maori Areas in Future Urban Zones By providing for the appropriate recognition and / or protection of Significant Maori Areas in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection of Historic Heritage."
Ford Land Holdings Pty Limited	519	104	S	Any sites of Maori significance within a Future Urban Zone should only be identified as part of the structure planning process for that land.	Insert new objective: "7.3.1.3 - Objective - Significant Maori Areas in Future Urban Zones Significant Maori Areas in a Future Urban Zone are identified for appropriate recognition and /or protection at the time of structure planning for re-zoning."
Ford Land Holdings Pty Limited	519	105	S	Insert new policy for investigation, assessment and verification of Significant Maori Areas at the time of structure planning within future urban zones.	Insert new policy as follows: "7.3.1.3.1 - Policy - Identification of Significant Maori Areas in Future Urban Zones. By identifying the Significant Maori Areas in a Future Urban Zone at the time of structure planning for re-zoning, through investigation, assessment and verification having regard to the relevant criteria in Policy 7.1.1.1.1 - Identification of Historic Heritage."
Ford Land Holdings Pty Limited	519	106	S	Insert new policy identifying the need to protect Significant Maori Areas at the time of structure planning for future urban zones.	Insert new policy as follows: "7.3.1.3.2 - Policy - Recognition and / or Protection of Significant Maori Areas in Future Urban Zones. By providing for the appropriate recognition and / or protection of Significant Maori Areas in a Future Urban Zone, at the time of structure planning for re-zoning, from the adverse effects of subdivision, use and development by having regard to those criteria in Policy 7.1.1.1.2 - Protection of Historic Heritage."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Plan Maps - Extent of Significant Maori Areas [PLANMAPS]					
Croad, Brian	173	1	O	- Area M21 is not aligned to property boundaries and lacks precision. - Loss of property values. - Provisions requiring consultation are unreasonable. - Identification of area M21 over property is unreasonable given extent of development.	Delete site M21 or remove in relation to 27A Churchill Road.
McFetridge, D	807	1	O	Oppose extent of area M54 as it effects submitter's property. Extent of area has not been accurately mapped.	Delete M54 from planning map R89.
Saunders, D R & C W L	371	1	O	Extent of site M81 overlays adjoining property boundaries and is not consistent with the extent of the site the area relates to.	Amend boundaries of site M81 to be consistent with the property boundaries of the site.
Woodward, Lea, McPherson, Shirley, Baker Lloyd and Baker, Brenda	509	1	O	Extent of site M81 overlays adjoining property boundaries and is not consistent with the extent of the site the area relates to.	Amend boundaries of site M81 to be consistent with the property boundaries of the site
Issue: [REGMHPROV]					
Patterson, Ken J	39	1	O	- Oppose location of site over property. Mapping of sites is subjective and arbitrary; - 50m3 earthworks restriction is too restrictive; - 50m3 of earthworks could detrimentally effect the site in any event; - The land has already been heavily modified through historic subdivision and development.	Remove site M22 from the proposed plan.
Ward, Barry	131	1	O	- Oppose site M22 and its extent; - Proposed earthworks restrictions are too severe; - Loss of property value.	Remove site M22 and associated provisions from the proposed plan.
Issue: Register of Significant Maori Areas [REGSMA]					
Eaton, Robert Bruce	174	1	O	- Area M15 includes land that is already developed. - The overlay is arbitrary and is not based on historic evidence. - Provisions associated with the overlay are inappropriate. - Heritage issues are regulated by the Historic Places Act. - The provisions do not promote sustainable management natural and physical resources.	Delete Appendix 7A.2 and associated provisions or delete area M15 from Appendix 7A.2.
Frentz, Keith	269	1	O	- The annotation for area M31 is incorrect given the location of the area on the Plan Maps. - Area M31 is not supported by a cultural impact assessment. - No consultation with affected landowners.	Delete area M31 from Plan Maps and Appendix 7A.2.
Niermann, K & K I	251	1	O	Location of Area M63 and description is not consistent with archaeological report and site U14/2060.	Change area to align with archaeological site.
Frentz, Keith	269	2	SA	- Large part of area M56 recently subject to 15000m3 of earthworks and a cultural assessment in support of these earthworks. - Any area beyond the scope of this should not be identified.	Amend Appendix 7A.2 to refer to area being within the former Norfolk Hospital and amend maps accordingly.
Niermann, K & K I	251	2	O	- Extent of area M69 is not supported by archaeological evidence. - Recent cultural report completed for a resource consent did not identify the site.	Delete area M69.
Batchelor, Michael	172	4	O	- There is no public interest in the private land encompassed by area M15. - Any historic and cultural significance has been destroyed through previous development.	Delete area M15.
Castle, Ewan	38	6	O	- No public interest in the private land covered by area M15. - Prior development has destroyed cultural significance.	Delete area M15.
Te Reti Trustees	789	39	S	Support the identification of site M31 - Kaitere Valley Significant Maori Area.	Retain site M31.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Heritage [7]</b>					
Topic: Maori Heritage					
Issue: Register of Significant Maori Areas and Plan Maps [REGSMAMAP]					
Bagge, David & Andrea	413	1	O	Oppose extent of area M15 where it effects submitter's property.	Remove extent of area M15 over 556 Otumoetai Road.
Bay Of Plenty Polytechnic	854	1	O	Oppose site M35 for the following reasons: - Tangata whenua consultation and an arachaeological assessment undertaken as part of a 2008 resource consent. No cultural issues were rasied an no archaeological sites were uncovered. Little justification for identifying site. - No clear rationale in the Plan or s32 for the extent and relevance of the area identified as M35. Part of the area is developed so questionable whether the identified values are still preserved. - No prior consultation. - Proposed associated earthwork provisions is not an appropriate response to managing the values of these sites.	Delete area M35 and assotciated earthwork provisions.
Dell, Jan & Barry	531	1	O	Oppose Site M22 for the following: - Lack of prior consultation with landowners; - Poor quality consultation with landowners; - Loss of property value; - The rights of land owners.	Delete site M22 entirely.
MacNab, P J & O D	354	1	O	Oppose area M15 as follows: - Earthwork provisions are too restrictive; - Reduction in property value; - Property is well established.	Delete area M15.
Papamoa Part 2B Trust	422	1	SA	Register and Maps do not recognise the ancient urupa within the Papamoa Pt2B Block.	Identify this area in the Register and on Plan Maps.
Smith, P B & C M	581	1	O	Site M20 includes low lying land the attributes of which are not suitable as a pa. The land included in Site M20 has been significantly altered through residential development.	Delete Site M20 entirely.
Waterview Trust	976	1	O	Site M72 is incorrectly identified on the planning maps.	Amend site to show correct location.
Francis, Michael Elias	349	2	O	Oppose area M15 due to: - Provisions are too restrictive for land zoned for residential use. - Lack of consultation with landowners; - Extent of the area is arbitrary; - Historic Places Act manages heritage more appropriately; - Section 32 is inadequate; - Provisions fail to promote sustainable management.	Delete Appendix 7A.2 and related provisions or delete Area M15 from the plan.
McMurdo, Ian Neil	350	2	O	Oppose Area M15 due to: - The area has been heavily modified through residential development; - Earthworks restrictions are too restrictive; - Extent of area is arbitrary; - Identification of this area does not promote sustainable management.	Delete Appendix 7A.2 and related provisions or delete area M15 from the plan.
Seddon, Jenny & Derry	470	2	O	Oppose Site M20 due to; - Lack of consultation; - Issue is better managed by HPT; and - Area has been subject to significant development	Delete Site M20 entirely.
Taylor, Ellen	425	2	O	Identification of Site M22 is arbitrary. Area has been heavily modified through past development. Extent of site M22 is not substantiated by HPT records. Associated earthworks rules are too onerous.	Delete site M22 entirely.
Desmond Joseph Ferrow and the Trustees of the D J Ferrow Family Trust (N J Grey, D J Ferrow and F N Carruthers)	348	3	O	Oppose area M15 due to: - Provisions are too restrictive for land zoned for residential use. - Lack of consultation with landowners; - Extent of the area is arbitrary; - Historic Places Act manages heritage more appropriately; - Section 32 is inadequate; - Provisions fail to promote sustainable management.	Delete Appendix 7A.2 and related provisions or delete Area M15 from the plan.
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	9	O	- Site M6 is not appropriately identified as a Significant Maori Area. There is no cultural foundation for identifying any place by the name of Te Ruahinahina and the name was devised for the operative District Plan as a matter of convenience to identify the site of an alleged hot spring. - No natural spring ever existed within site M6 as the only hot water in the area comes from a 410ft deep bore. - There is no objective evidence to establish that the site or area is waahi tapu or has any special significance to Maori. - There are no sacred springs on or in close proximity to the Andersons property. No probative evidence in supporting reports supports the sugegstion that injured warriors had their wounds bathed in any spring at this location. Other iwi submissions to the HPT suggest activities may have taken place in rock pools in the Wairoa River.	Delete Site M6.
Mangatawa Papamoa Blocks Incorporated	674	12	O	Oppose in part. Sites M104, M105, M106, M108, M116 and M117 all affect submitters land. The restrictions and extent of these sites needs to be reconsidered.	Either remove sites or further investigate their size, scale and location.
Tauranga City Council	492	134	SA	Submits that trimming of sites is required where the extent of identified sites is not consistent with jurisdictional and property boundaries.	Amend the extent of identified sites to align with jurisdictional and property boundaries where appropriate.